

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF ROBERT C. BERRY  
AND PROPOSED DISPOSITION OF PARCEL I-2-B  
IN THE WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

---

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Robert C. Berry has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel I-2-B in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Robert C. Berry be and hereby is finally designated as Redeveloper of Parcel I-2-B in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Robert C. Berry possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel I-2-B to Robert C. Berry, said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

Parcel I-2-B  
57 Alpine St., Roxbury

AREA 3125 sq. ft.

WIDTH

DEPTH

SITE

ACCESS

PARKING

D U's

TYPE

ZONING

NOTES: BOUNDARIES AND AREAS BASED ON PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS AND APPROXIMATELY PENDING FINAL SURVEY.

FOR DEFINITIONS, STANDARDS & CONDITIONS SEE WASHINGTON PARK URBAN RENEWAL PLAN PROJECT NO. MASS. # 74 BOSTON DEVELOPMENT AUTHORITY, APRIL, 1963.

WASHINGTON PARK URBAN RENEWAL PLAN PROJECT NO. MASS. # 74 BOSTON DEVELOPMENT AUTHORITY, APRIL, 1963.

## DISPOSITION PARCELS

Date

Washington Park  
Urban Renewal Area  
Massachusetts R-74  
Boston Development Authority



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: ROBERT C. BERRY  
 b. Address and ZIP Code of Redeveloper: 55 ALPINE ST BOSTON  
 c. IRS Number of Redeveloper: 165-34-1581 02119
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY  
(Name of Local Public Agency)

in WASHINGTON PARK R-24  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS  
 is described as follows<sup>2</sup>

PROPERTY AT 57 ALPINE ST,  
Block 139 - Parcel 21  
Sub. Parcel I-2-B

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as \_\_\_\_\_.
- A business association or a joint venture known as \_\_\_\_\_.
- A Federal, State, or local government or instrumentality thereof.
- Other (explain) \_\_\_\_\_.

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes*.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

## 1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment..... \$
- b. Cost per dwelling unit of any residential redevelopment..... \$
- c. Total cost of any residential rehabilitation ..... \$
- d. Cost per dwelling unit of any residential rehabilitation ..... \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

## NO DWELLINGS

## b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

## c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

## CERTIFICATION

I (We) Robert C. Berrycertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>Dated: 5-20-77

Dated: \_\_\_\_\_

SignatureSignatureTitleTitle55 Alpine St. #2119Address and ZIP CodeAddress and ZIP Code

- <sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
- <sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: ROBERT C. BERRY
- b. Address and ZIP Code of Redeveloper: 55 ALPINE ST. ROXBURY 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY  
(Name of Local Public Agency)

in WASHINGTON PARK R-24  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS, is described as follows:

*Disp. Parcel I-2-B  
Block 139 - Parcel 21*

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?  YES  NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of CASH SALE, 1976, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

## 6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

## a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
NONE	\$

## b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
NONE	\$

## c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
NONE	\$	\$

## 7. Names and addresses of bank references:

*New England Migrants' National Bank*

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?  YES  NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years?  YES  NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

NONE

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NO

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NONE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

NO

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES  NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE  
COMPLETED

\$

## e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNTDATE OPENED

\$

No NE

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?  YES  NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?  YES  NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

## CERTIFICATION

I (We)<sup>1</sup>*Robert C. Berry*

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated:

5-20-77

Dated:

*Robert Charles Berry*

Signature

Signature

Title

*55 Alpine St. Roxbury 02119*

Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



# THE CITY OF BOSTON

PUBLIC FACILITIES DEPARTMENT, ONE CITY HALL SQUARE, BOSTON, MASS. 02201

Commissioners

EDWARD T. SULLIVAN  
BARBARA G. CAMERON  
ROBERT J. VEY

VICTOR E. HAGAN, Director  
Tel. (617) 725-4814

July 27, 1977

Mr. David L. Baker  
Project Coordinator  
Boston Redevelopment Authority  
1 City Hall Square  
Boston MA 02201

Re: WASHINGTON PARK URBAN RENEWAL AREA

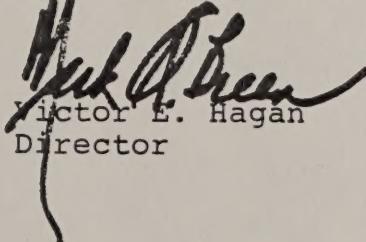
<u>Disp. Parcel</u>	<u>Address</u>	<u>Sq. Ft.</u>
I-2	57 Alpine St.	3,125
I-6	120 Hutchings St.	3,780

Dear Mr. Baker:

In response to your inquiry of July 20 concerning the disposition of the above parcels by the B.R.A. to abutting owners, please be advised that this Department has no objection to such action.

I would advise, however, that you coordinate this disposition with Bill Goldstein of O.P.D. to ensure that there is no conflict with the plans of that body.

Very truly yours,

  
Victor E. Hagan  
Director

MAB/mct

cc: Bill Goldstein, O.P.D.

CITY OF BOSTON

KEVIN H. WHITE  
MAYOR

OFFICE OF PROGRAM DEVELOPMENT



ONE CITY HALL SQUARE  
BOSTON, MASS. 02201  
725-3440

DAVID C. NIKLAUS  
Director

August 3, 1977

Mr. Dave Baker  
Boston Redevelopment Authority  
Boston City Hall  
Boston, Mass.

Dear Dave,

This is to inform you that our office approves the sale of the lots at 57 Alpine St. and 120 Hutchins St. in Roxbury.

Very truly yours,

*Bill*

William H. Goldstein

WG/ln

cc: John Weis  
Issac Graves  
Stan Goldsboro

December 15, 1977

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: ROBERT F. WALSH, DIRECTOR  
SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24  
DISPOSITION PARCEL I-2-B  
FINAL DESIGNATION OF REDEVELOPER

Disposition Parcel I-2-B, located at 57 Alpine Street, Roxbury, in the Washington Park Urban Renewal Area, contains approximately 3125 square feet of land.

A letter of interest was received from the only abutter to a portion of Disposition Parcel I-2 to develop the land as a fenced parking, recreation and garden area.

In accordance with the Washington Park Renewal Plan, Disposition Parcel I-2 was earmarked for a future school site, with housing as an alternate reuse. It is now uncertain that a new school will be constructed on this parcel and the Authority, therefore, has requested and received concurrence from the Public Facilities Department and the Office of Program Development in the sale of this portion of the parcel for use as yard space, to be designated as Parcel I-2-B.

It is therefore recommended that the Authority adopt the attached resolution designating Robert C. Berry as Redeveloper of Disposition Parcel I-2-B.

ATTACHMENT

